

STEEPLECHASE
2025 AUGUST BOARD MEETING
DATE: 8/5/2025
TIME: 6:00 PM
LOCATION: Clubhouse
Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:02 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, William Jones, Justin Bockhorst (remotely), and Teresa Dunican.
 - b. Not Present: David Eakin
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: Five owners' present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - e. July Minutes
 - i. Mike motioned to approve the minutes and was seconded by William. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. An owner noted there were some wasps that were in both playground areas and along the right side of the clubhouse if you left the gate of the pool with the playground equipment. Kevin said he'd look for any nests and see about getting them sprayed.
 - b. An owner brought up pool furniture and getting it replaced. The board noted they had received some strapping pricing last year and would look at possibly doing that for the 2026 season.
 - c. An owner had a few questions:
 - i. Who oversees the financials?
 - 1. The entire board oversees the financials. Management puts them together and presents them to them by the 15th of each month.
 - 2. Where are we financially?
 - a. Kevin noted the financials below and showed the balance sheet on the TV at the meeting verifying the numbers. Switching banks, the association has made more in CDs last year than in previous years.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by July 15th, 2025
 - i. ii. Current Account Balances as of 7/29/2025
 - 1. Operating Account \$53,203.66
 - 2. Reserve Account \$94,609.87
 - a. CDs
 - i. Pacific Premier – \$25,970.39 – 2.11.2026
 - ii. Pacific Premier – \$26,307.45 – 10.09.2025
 - iii. Pacific Premier – 52,474.10 – 3.12.2026

ii. Delinquent Accounts

1. Homeowner Receivables: \$11,321.56

- a. 3 owners on payment plans
- b. One owner that is in foreclosure has asked for a payoff letter
- c. One owner to receive a legal letter
- d. One owner to receive a lien

V. OLD BUSINESS:

a. 2025 Social Events

i. End of Summer Event: Sept 13th

1. Food trucks

- a. Buffalo's best BBQ
- b. Beverly Ann's ice cream
- c. Travelin Tom's coffee

2. Music

- a. Eric Souders band will be playing.
 - i. Eric is also trying to get some face painting together for the event.

3. Time

- a. 6:00 pm – 9:00 pm with set up around 4 pm. People can bring games and set up in the grassy area.

4. Porta Potties

- a. Gotta – Go: Will deliver on Thursday or Friday before the event

ii. Winter Holiday

- 1. The holiday lights are signed for this year and the board has reached out to get Santa to come to the clubhouse for the holiday light event.

b. Lower lake detention area

- i. Kevin went over that initially to start the project was estimated at \$108,000 and as of today the board had the price down to \$50,500. This involved Charlie Brown doing some initial clean up of other areas and focusing on the main inlet from the upper retention basin to the lower retention basin. The plan involves widening and deepening the inlet and making it more of a straight shot. This should minimize erosion. There would be two check dams installed to help minimize sediment from getting into the lower retention basin. The wood areas would be cleaned out keeping only the mature trees and grass seeded to the area to help grow in some grass. The swampy area in the common area at the inlet would be dug out and then more dirt added to make two large humps with a built-up bank to prevent water from coming into those areas.

ii. There were questions about any additional work needing to be completed.

- 1. The owners had brought up doing a survey of the pond depth. The depth was at an average of around 3' and a healthy pond should have a healthy depth of closer to 6'. The association needs to look at demucking the pond. The estimated cost is \$300,000, but that could come down since that was only thrown out, not a true estimate. There are a few different approaches to pursue as well that could alter the pricing. The board would also like to put something over the drain to try and prevent it from clogging.

iii. There was concern about the pricing.

1. Overall, the association has close to 200k in reserves and the costs is around 50k. The association doesn't need to make up the 50k immediately once spent but does need to consider raising assessments for the reserves. It allows the association to address more items that owner wants to see completed along with items that need to be completed overall for the community. Kevin's recommendation to the board, and has been for some time, is to increase assessments by \$5 a quarter or \$20 for the year. That would help to increase the reserves slowly and also allow them to do more upkeep and improvements to the association, but Kevin also noted he doesn't live in the community and has a different viewpoint in wanting to continually see things updated.
 2. The benefit of doing this is it would allow delaying the demucking of the retention basin since less sediment would get into it and allow the association to save up money at a slower rate than needed.
- iv. If the association needs that money, they don't have it
 1. Right now, with the association having \$94k in their account the association can pay for this, and they'll fund another 10k before the end of the year putting the account back up to around 54k. The association has insurance for insurance related items, and it also has \$150k in reserves. It's unlikely the association would need that type of financing all at once.
 - v. The board opted to discuss it further in executive meeting.
- c. Electric at Sheffield and Grand National
 - i. The board had Ken Houston come out with Duke and they looked at the area and it was going to require boring and running line under the roadway, so it didn't make much sense financially to pursue any further.
 - d. Interior Decoration of Clubhouse
 - i. The board is waiting on pricing and options for interior decorating the clubhouse.
 - e. Erosion on Inlet to lower lake
 - i. A&A said the work was outside of their scope of work but gave Kevin a contact to reach out too.
 - f. Tick Treatment around clubhouse
 - i. The board reviewed tick treatment around the recreation area of the clubhouse. It was \$205 a treatment for about 7 treatments and entire year. It wouldn't impact on the woods and since it is next to the woods they could keep coming back. The board opted to not pursue this treatment.
 - g. Grand National and Foxhunt intersection
 - i. There was one corner with a juniper that needed some mulch and treatment.
 - h. Restock ponds
 - i. Kevin presented a pricing of stocking the ponds with Grass Carp, Channel Catfish, and Blue Gill. Jones fish came in the most reasonable with pricing and was ½ the price of Lake Doctors. They presented pricing at 100% stocking, 75% pricing, and 50% pricing. Kevin asked about Grass carp and they can be beneficial, but also detrimental if there are too many. The main thing is if there is a vegetation issue then getting more grass carp would make sense. However, no one on the board felt there was a vegetation issue and unfortunately, they

don't eat primrose, the one plant that can be a pest and needs to be sprayed.

Here is the pricing:

ii. Jones Fish

1. 100% stocked: \$4,280
2. 75% Stocked: \$3,336.59
3. 50% Stocked: \$2,264.32

- i. The board liked the 50% rate and asked for an updated price with the grass carp removed. To determine if they would move forward with a 50% stock or remove additional fish.

iii. Lake Doctors

1. \$4,460 at 50%, \$6,535 at 75%, and \$8,570 at 100%
2. Quantities are like Jones, but they recommended more, but double the price seemed like a lot for only getting a few more fish.

iv. Aqua Docs

1. Did not send over a bid

i. Inlet mowing – Upper Retention Basin

- i. At the beginning of the month, they should be mowing the inlet area. They should also be spraying the cattails to keep them from spreading out too far.

j. Inlet mowing – Lower Retention Basin

- i. Owner requested that the lower retention basin have an inlet mowed moving forward. They had seen a water snake. A couple of board members by the retention basin said they have also had water snakes, and they don't live near the flowered area.

VI. NEW BUSINESS:

a. Pool Closing Sept 8th

- i. The board discussed the pool season and opted to extend the pool season to September 14th.

b. New detention area

- i. An owner had reached out about the detention area not getting serviced. Keivn looked at the area and it does need mowing. It has been mowed previously in the year but looked like maybe it's been skipped recently. Kevin also noted the cattails were not getting sprayed and asked the lake doctors to spray them.

VII. NEXT MEETING:

- a. The board elected to hold the annual meeting on September 9th, 2025, since the meeting would be the day after Labor Day which might impact some owners.

VIII. ADJOURNMENT:

- a. Seeing no more business, Mike motioned to adjourn and was seconded by Teresa. The meeting adjourned at 7:04 pm